



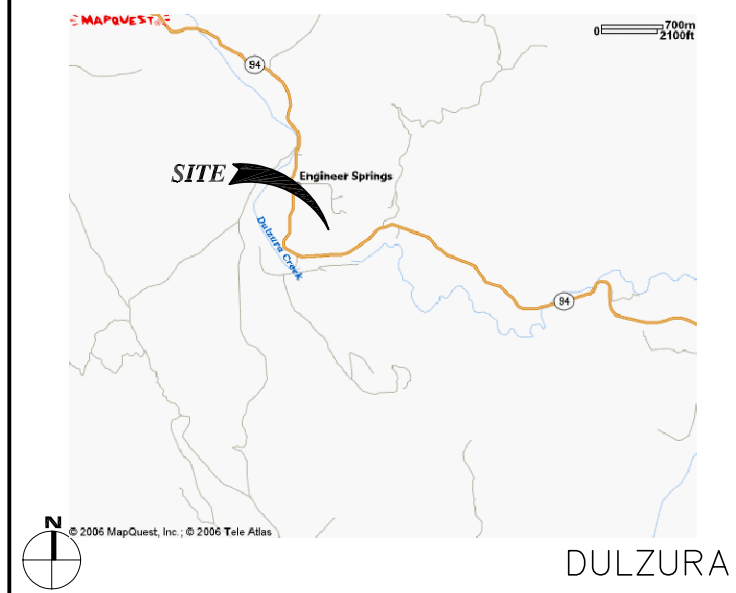
94 ENGINEER SPRINGS  
(HIGHWAY 94) 0000 MADRE GRANDE ROAD  
DULZURA, CALIFORNIA 91917

SPECIAL INSPECTIONS

- |     |   |      |  |
|-----|---|------|--|
| 1   | CONCRETE  | 13.1 | VERIFY SOIL CONDITIONS ARE SUBSTANTIALLY IN CONFORMANCE WITH THE SOIL INVESTIGATION REPORT   |
| 2   | BOLTS INSTALLED IN CONCRETE                       | 13.2 | VERIFY THAT FOUNDATION EXCAVATIONS EXTEND TO PROPER DEPTH AND BEARING STRATA   |
| 3   | CONCRETE MOMENT-RESISTING SPACE FRAME             | 13.3 | PROVIDE SOIL COMPACTION TEST RESULTS, DEPTH OF FILL, RELATIVE DENSITY, BEARING VALUES  |
| 4   | REINFORCING STEEL AND PRESTRESSING STEEL          | 13.4 | PROVIDE SOIL EXPANSION TEST RESULTS, EXPANSION INDEX, RECOMMENDATIONS FOR FOUNDATIONS, ON-GRADE FLOOR SLAB DESIGN FOR EACH BUILDING SITE |
| 5.1 | ALL STRUCTURAL WELDING                            | 14   | SMOKE CONTROL SYSTEM   |
| 5.2 | WELD TESTING DUCTILE MOMENT-RESISTING STEEL FRAME | 15   | SPECIAL CASES (DESCRIBE)   |
| 5.3 | WELDING REINFORCING STEEL                         | 16   | OFF-SITE FABRICATION OF BUILDING COMPONENTS  |
| 6   | HIGH-STRENGTH BOLTING                             | 17   | OTHER SPECIAL INSPECTIONS AS REQUIRED BY DESIGNER  |
| 7   | STRUCTURAL MASONRY                                |      |  |
| 8   | REINFORCED GYPSUM CONCRETE                        |      |  |
| 9   | INSULATING CONCRETE FILL                          |      |  |
| 10  | SPRAY-APPLIED FIREPROOFING                        |      |  |
| 11  | DEEP FOUNDATIONS (PILING, DRILLED & CAISSONS)     |      |  |
| 12  | SHOTCRETE   |      |  |

NO.	DESCRIPTION OF TYPE OF INSPECTION REQUIRED, LOCATION, REMARKS.

VICINITY MAP



CONSULTANT TEAM

CLIENTS REPRESENTATIVE:

PLANCOM, INC.  
302 STATE PLACE  
ESCONDIDO, CALIFORNIA 92029  
PHONE: (760) 533-6065  
CONTACT: BRENT HELMING

ARCHITECT:

JEFFREY ROME & ASSOCIATES  
3 SAN JOAQUIN PLAZA  
SUITE: 155  
NEWPORT BEACH, CALIFORNIA 92660  
PHONE: (949) 760-3929  
FAX: (949) 760-3931  
CONTACT: JEFF ROME

SURVEYOR:

BERT HAZE AND ASSOCIATES  
3188 AIRWAY AVENUE  
SUITE: K1  
COSTA MESA, CALIFORNIA 92626  
PHONE: (714)557-1567  
FAX: (714) 557-1568  
CONTACT: BERT HAZE

PROJECT SUMMARY

APPLICANT: VERIZON WIRELESS  
15505 SAND CANYON AVENUE  
IRVINE, CALIFORNIA 92618

OWNER: JOHNSON FAMILY TRUST  
JERRY L. JOHNSON & MARY L. JOHNSON  
P.O. BOX 50  
POTRERO, CA 91963-0050

- PROJECT DESCRIPTION/SCOPE:  
VERIZON WIRELESS PROPOSES TO CONSTRUCT, OPERATE AND MAINTAIN AN UNMANNED WIRELESS COMMUNICATIONS FACILITY. THIS FACILITY WILL CONSIST OF THE FOLLOWING:
- (1) PROPOSED 11'-6"x16'-0" CONCRETE SHELTER.
  - (9) PROPOSED PIPE MOUNTED VZW ANTENNAS.
  - (2) PROPOSED GPS ANTENNAS.
  - (1) PROPOSED EMERGENCY GENERATOR.
  - (1) PROPOSED 4'-0"Ø MICROWAVE ANTENNA.
  - PROPOSED UTILITY RUNS FOR TELEPHONE AND ELECTRICAL SERVICE.

OTHER ON-SITE TELECOM FACILITIES: NONE

PROJECT ADDRESS: (HIGHWAY 94)  
0000 MADRE GRANDE ROAD  
DULZURA, CALIFORNIA 91917

ASSESSORS PARCEL NUMBER: 649-141-02

EXISTING ZONING: A72 GENERAL AGRICULTURAL USE

PROPOSED PROJECT AREA: 640 SF

PROPOSED TYPE OF CONSTRUCTION: V-N

PROPOSED OCCUPANCY: B

EXISTING TYPE OF CONSTRUCTION: V-N

EXISTING OCCUPANCY: B

JURISDICTION: COUNTY OF SAN DIEGO

OVERLAY: NONE

LEGAL DESCRIPTION:  
THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 10, TOWNSHIP 18 SOUTH, RANGE 2 EAST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO UNITED STATES GOVERNMENT SURVEY, APPROVED MAY 20, 1881.

SHEET INDEX

- T-1 TITLE SHEET
- A-0 SITE PLAN
- A-1 ENLARGED SITE PLAN
- A-1.1 ANTENNA PLAN, ANTENNA SCHEDULE & SPECS.
- A-2 NORTH & SOUTH ELEVATIONS
- A-3 EAST & WEST ELEVATIONS
- C-1 SITE SURVEY (FOR REFERENCE ONLY)
- C-2 SITE SURVEY (FOR REFERENCE ONLY)

APPLICABLE CODES

ALL WORK SHALL COMPLY WITH THE FOLLOWING APPLICABLE CODES:

CALIFORNIA BUILDING CODE, 2001 EDITION  
UNIFORM BUILDING CODE, 1997 EDITION  
UNIFORM PLUMBING CODE, 1997 EDITION  
UNIFORM MECHANICAL CODE, 1997 EDITION  
NATIONAL ELECTRICAL, 1996 EDITION

IN THE EVENT OF CONFLICT, THE MOST RESTRICTIVE CODE SHALL PREVAIL

ACCESSIBILITY DISCLAIMER

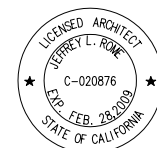
THIS PROJECT IS AN UNOCCUPIED WIRELESS PCS TELECOMMUNICATIONS FACILITY AND, ACCORDING TO WRITTEN INTERPRETATION FROM THE CALIFORNIA DEPARTMENT OF THE STATE ARCHITECT, IS EXEMPT FROM DISABLED ACCESS REQUIREMENTS.

SCALE

THE DRAWING SCALES SHOWN IN THIS SET REPRESENT THE CORRECT SCALE ONLY WHEN THESE DRAWINGS ARE PRINTED IN 24"x36" FORMAT. IF THIS DRAWING SET IS NOT 24"x36", THIS SET IS NOT TO SCALE.

PROPRIETARY INFORMATION

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PREPARED FOR



APPROVALS

R.F.

ZONING

CONSTRUCTION

SITE ACQUISITION

OWNER APPROVAL

PROJECT NAME

94 ENGINEER SPRINGS

(HIGHWAY 94)  
0000 MADRE GRANDE ROAD  
DULZURA, CALIFORNIA 91917  
SAN DIEGO COUNTY

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09/13/07 LEASE AREA CLARIFICATION (P8)  
09/25/07 CLIENT COMMENTS (P9)  
01/02/08 ADDED UTIL. POLE HEIGHT (P10)

SHEET TITLE

TITLE SHEET

T-1

SITE PLAN KEYNOTES

- 1

PROPOSED VZW LEASE AREA; SEE SHEET A-1.
- 2

EXISTING PROPERTY LINE, TYP.
- 3

EXISTING ACCESS ROAD.
- 4

EXISTING UTILITY POLE AND PROPOSED VZW POWER AND TELCO SOURCE.
- 5

PROPOSED UTILITY POLES.
- 6

PROPOSED OVERHEAD POWER AND TELCO LINES.
- 7

EXISTING EASEMENTS; SEE SITE PLAN GENERAL NOTES AND SHEET C-1.

SITE PLAN GENERAL NOTES

- A. SETBACKS:  
FRONT: 60'  
SIDE: 15'  
REAR: 25'  
SIDE FROM CENTER OF STREET: 35'
- B. EASEMENTS:  
EASEMENT(S) PLOTTED HEREON PER LANDAMERICA LAWYERS TITLE REPORT PRELIMINARY TITLE REPORT, ORDER NO. 07126904-19, DATED AS OF AUGUST 7, 2006.  
② AN EASEMENT TO REMOVE BRUSH AND KEEP SAME REMOVED; RECORDED FEBRUARY 7, 1941 IN BOOK 1136, PAGE 152 OF OFFICIAL RECORDS.  
③ AN EASEMENT FOR ROAD PURPOSES 40.00 FEET IN WIDTH; RECORDED MAY 20, 1977 AS INSTRUMENT NO. 77-195167 OF OFFICIAL RECORDS.  
④ AN EASEMENT FOR ROAD PURPOSES; RECORDED JUNE 25, 1981 AS INSTRUMENT NO. 81-198341 OF OFFICIAL RECORDS.  
⑤ AN EASEMENT FOR ROAD PURPOSES; RECORDED OCTOBER 28, 1991 AS INSTRUMENT NO. 1991-0554336 OF OFFICIAL RECORDS.
- C. FREQUENCY:  
OPERATING FREQUENCIES: 806-960 MHZ AND 1850-1990 MHZ.
- D. TOTAL IMPERVIOUS AREA BEFORE CONSTRUCTION: 12,635 SQ. FT.  
TOTAL IMPERVIOUS AREA AFTER CONSTRUCTION: 13,052 SQ. FT.
- E. TOTAL AREA DISTURBED: 1,384 SQ. FT.
- F. A/C UNIT MANUFACTURER MARVAIR. MODEL MARVAIR COMPACT II, 5 TON, AVP60ACA0CC.
- G. GENERATOR MANUFACTURER GENERAC (30KW). MODEL NUMBER (SD030) 4811-4.
- H. SITE CONTRACTOR TO CALL DIG ALERT (1-800-227-2600) TO LOCATE ANY AND ALL UNDERGROUND UTILITIES PRIOR TO ANY EXCAVATION.

STORM WATER QUALITY NOTES  
CONSTRUCTION BMP'S

THIS PROJECT SHALL COMPLY WITH ALL REQUIREMENTS OF THE STATE PERMIT; CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD, SAN DIEGO REGION, ORDER NO. 2001.01 NPDES NO. CAS010875 ([HTTP://WWW.SWRCB.CA.GOV/RWQCB9/PROGRAMS/SD\\_STORMWATER.HTML](http://www.SWRCB.CA.GOV/RWQCB9/PROGRAMS/SD_STORMWATER.HTML)) AND THE CITY OF SAN DIEGO LAND DEVELOPMENT CODE ([HTTP://CLERKDOC.SANNET.GOV/RIGHTSITE/GETCONTENT/LOCAL.PDF?DMW\\_OBJECTID=090014518008CC43](http://CLERKDOC.SANNET.GOV/RIGHTSITE/GETCONTENT/LOCAL.PDF?DMW_OBJECTID=090014518008CC43))

NOTES 1-6 BELOW REPRESENT KEY MINIMUM REQUIREMENTS FOR CONSTRUCTION BMP'S.

1. SUFFICIENT BMPS MUST BE INSTALLED TO PREVENT SILT, MUD OR OTHER CONSTRUCTION DEBRIS FROM BEING TRACKED INTO THE ADJACENT STREET(S) OR STORM WATER CONVEYANCE SYSTEMS DUE TO CONSTRUCTION VEHICLES OR ANY OTHER CONSTRUCTION ACTIVITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CLEANING ANY SUCH DEBRIS THAT MAY BE IN THE STREET AT THE END OF EACH WORK DAY OR AFTER A STORM EVENT THAT CAUSES A BREECH IN THE INSTALLED CONSTRUCTION BMPS.
2. ALL STOCK PILES OF UNCOMPACTED SOIL AND/OR BUILDING MATERIALS THAT ARE INTENDED TO BE LEFT UNPROTECTED FOR A PERIOD GREATER THAN SEVEN CALENDAR DAYS ARE TO BE PROVIDED WITH EROSION AND SEDIMENT CONTROLS. SUCH SOIL MUST BE PROTECTED EACH DAY WHEN THE PROBABILITY OF RAIN IS %40 OR GREATER.
3. A CONCRETE WASHOUT SHALL BE PROVIDED ON ALL PROJECTS WHICH PROPOSE THE CONSTRUCTION OF ANY CONCRETE IMPROVEMENTS THAT ARE TO BE POURED IN PLACE ON THE SITE.
4. ALL EROSION/SEDIMENT CONTROL DEVICES SHALL BE MAINTAINED IN WORKING ORDER AT ALL TIMES.
5. ALL SLOPES THAT ARE CREATED OR DISTURBED BY CONSTRUCTION ACTIVITY MUST BE PROTECTED AGAINST EROSION AND SEDIMENT TRANSPORT AT ALL TIMES.
6. THE STORAGE OF ALL CONSTRUCTION MATERIALS AND EQUIPMENT MUST BE PROTECTED AGAINST ANY POTENTIAL RELEASE OF POLLUTANTS INTO THE ENVIRONMENT.



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PREPARED FOR



15505 SAND CANYON AVENUE  
IRVINE, CALIFORNIA 92618

APPROVALS

R.F.

ZONING

CONSTRUCTION

SITE ACQUISITION

OWNER APPROVAL

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(HIGHWAY 94)  
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SAN DIEGO COUNTY

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01/02/08 ADDED UTIL. POLE HEIGHT (P10)

SHEET TITLE

SITE PLAN

ENLARGED SITE PLAN KEYNOTES

- 1

PROPOSED PIPE MOUNTED VZW ANTENNAS (3 PER SECTOR, 9 TOTAL) AROUND EXISTING FIBERGLASS WATER TANK WITH (3) STEEL VERTICAL POSTS ATTACHED TO PROPOSED ABOVE GROUND CONCRETE FOUNDATION.
- 2

PROPOSED VZW (11'-6"x16'-0") CONCRETE SHELTER WITH WALL MOUNTED A/C UNITS. MANUFACTURER FOR A/C UNITS MARVIAR. MODEL MARVAIR COMPACT II, 5 TON, AVP60ACA0CC.
- 3

PROPOSED VZW POWER & TELCO PANELS MOUNTED ON PROPOSED UTILITY RACK.
- 4

PROPOSED VZW EMERGENCY GENERATOR (30KW). MANUFACTURER GENERAC. MODEL NUMBER 4811-4.
- 5

PROPOSED VZW (2) GPS ANTENNAS.
- 6

PROPOSED VZW DRYWELL.
- 7

PROPOSED VZW OVERHEAD POWER & TELCO ROUTE.
- 8

PROPOSED UTILITY POLE AND PROPOSED VZW POWER AND TELCO SOURCE.
- 9

PROPOSED VZW 4'-0"Ø MICROWAVE ANTENNA.
- 10

PROPOSED VZW UNDERGROUND POWER AND TELCO TRENCH.
- 11

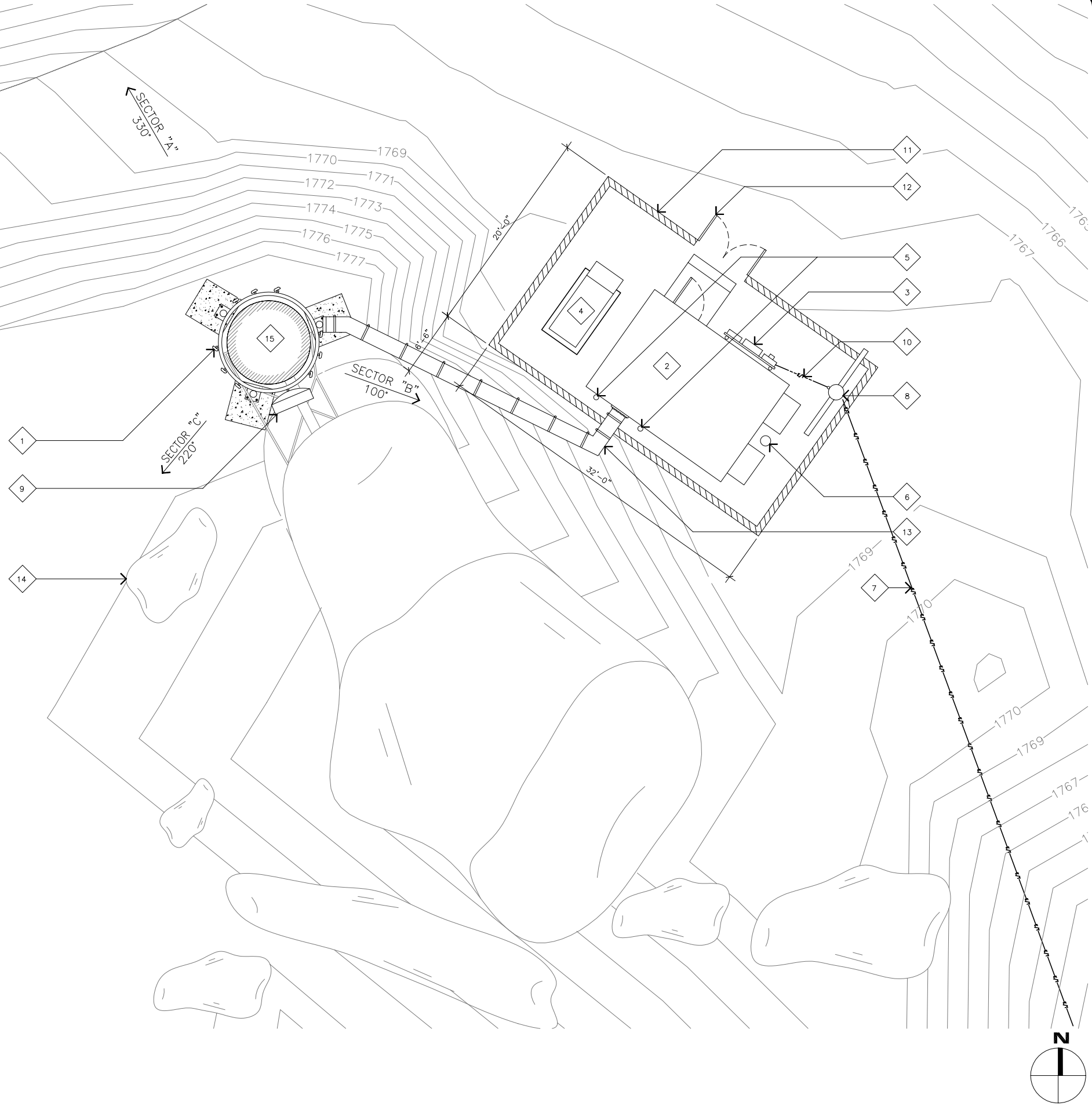
PROPOSED VZW 6'-0" BLOCK WALL.
- 12

PROPOSED VZW PAIR OF 3'-0" WIDE SOLID METAL ACCESS GATES.
- 13

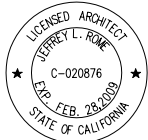
PROPOSED VZW CABLE BRIDGE.
- 14

EXISTING ROCK (TYP.).
- 15

EXISTING FIBERGLASS WATER TANK.



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PREPARED FOR  
**verizon wireless**  
15505 SAND CANYON AVENUE  
IRVINE, CALIFORNIA 92618

APPROVALS

R.F. \_\_\_\_\_

ZONING \_\_\_\_\_

CONSTRUCTION \_\_\_\_\_

SITE ACQUISITION \_\_\_\_\_

OWNER APPROVAL \_\_\_\_\_

PROJECT NAME

**94 ENGINEER SPRINGS**

(HIGHWAY 94)  
0000 MADRE GRANDE ROAD  
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SHEET TITLE

**ANTENNA PLAN  
& ANTENNA SCHEDULE  
& SPECS**

**A-1.1**

JRA JOB NO: 06553

NOT USED

SCALE:

NONE

**3**

NOT USED

SCALE:

NONE

**2**

BSA-185065/8CF AMPHENOL ANTEL, INC.

FREQUENCY (MHZ) 1850 - 1990  
GAIN 17.5 dBi  
HORIZONTAL BW(°) 65  
VERTICAL BW(°) 7  
POLARIZATION VERTICAL

VSWR ≤1.4:1

SIZE:LXWXD(INCH/MM) 48.6X6.5X2.0/  
1234X165X50

CONNECTOR TYPE NE, E-DIN 1 PORT  
CONNECTOR LOCATION CENTER, BOTTOM, OR TOP

LPD-6513 AMPHENOL ANTEL, INC.

FREQUENCY (MHZ) 806 - 941  
GAIN 13 dBi  
HORIZONTAL BW(°) 65  
VERTICAL BW(°) 15  
POLARIZATION VERTICAL

SIZE:LXWXD(INCH/MM) 47.2X13.98X11.22/  
1200X355X285

CONNECTOR TYPE NE, E-DIN  
CONNECTOR LOCATION CENTER

ANTENNA SCHEDULE

SECTOR	QUANTITY	AZIMUTH	PROPOSED ANTENNAS	COAX	TOP OF ANTENNA	EST. LENGTH	TX/RX	DNTLT.
ALPHA	3	100° DEGREES	BSA-185065/8CF LPD-6513	7/8"	45'-0" FT	85'-0" FT	TX/RX	0° DEGREES
BETA	3	220° DEGREES	BSA-185065/8CF LPD-6513	7/8"	45'-0" FT	85'-0" FT	TX/RX	0° DEGREES
GAMMA	3	330° DEGREES	BSA-185065/8CF LPD-6513	7/8"	45'-0" FT	85'-0" FT	TX/RX	0° DEGREES
FUTURE	N/A	N/A	N/A	N/A	N/A	N/A	TX/RX	0° DEGREES

ANTENNA SCHEDULE AND SPECS

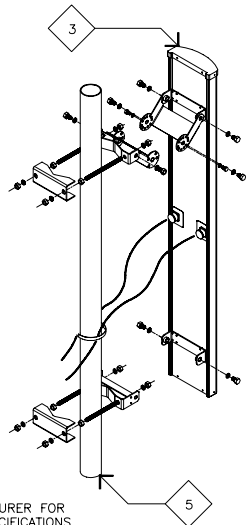
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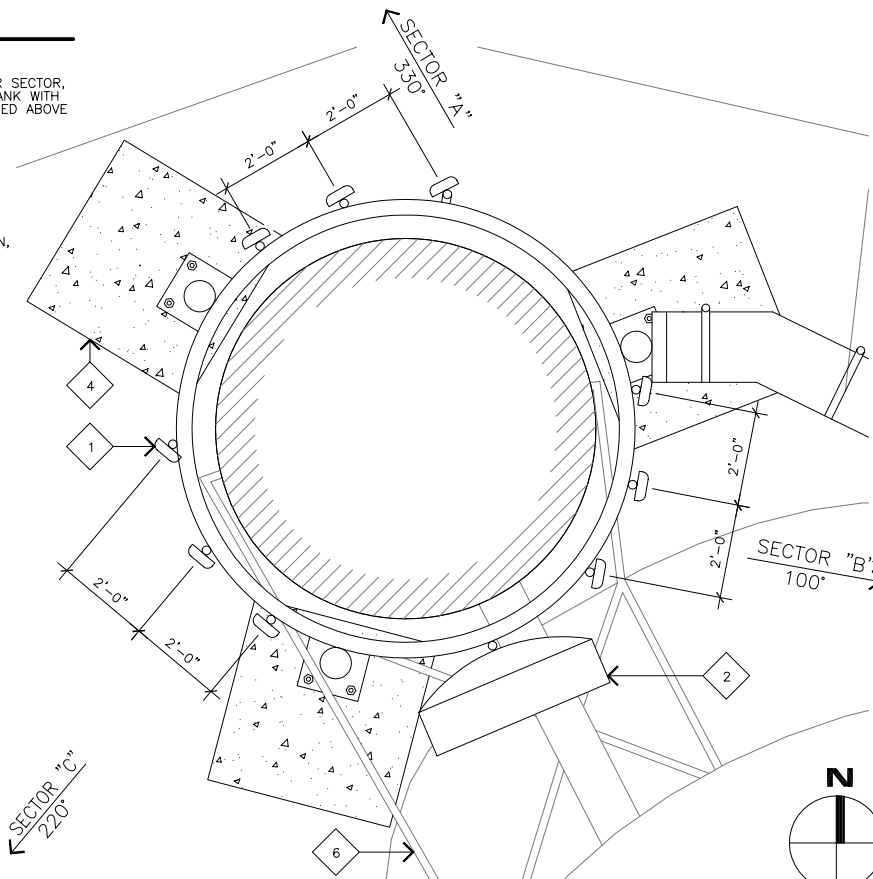
**4**

ANTENNA PLAN KEYNOTES

- 1 PROPOSED PIPE MOUNTED VZW ANTENNAS (3 PER SECTOR, 9 TOTAL) AROUND EXISTING FIBERGLASS WATER TANK WITH (3) STEEL VERTICAL POSTS ATTACHED TO PROPOSED ABOVE GROUND CONCRETE FOUNDATION.
- 2 PROPOSED VZW 4'-0"Ø MICROWAVE ANTENNA.
- 3 PROPOSED WIRELESS ANTENNA BRACKET.
- 4 PROPOSED ABOVE GROUND CONCRETE FOUNDATION, TYP OF (3) 16 FT.SQ. EACH.
- 5 PROPOSED 2"Ø MOUNTING POLE
- 6 EXISTING FIBERGLASS TANK ATTACHMENT, TYP.



NOTES:  
1. SEE MANUFACTURER FOR COMPLETE SPECIFICATIONS.



ANTENNA PLAN

SCALE:

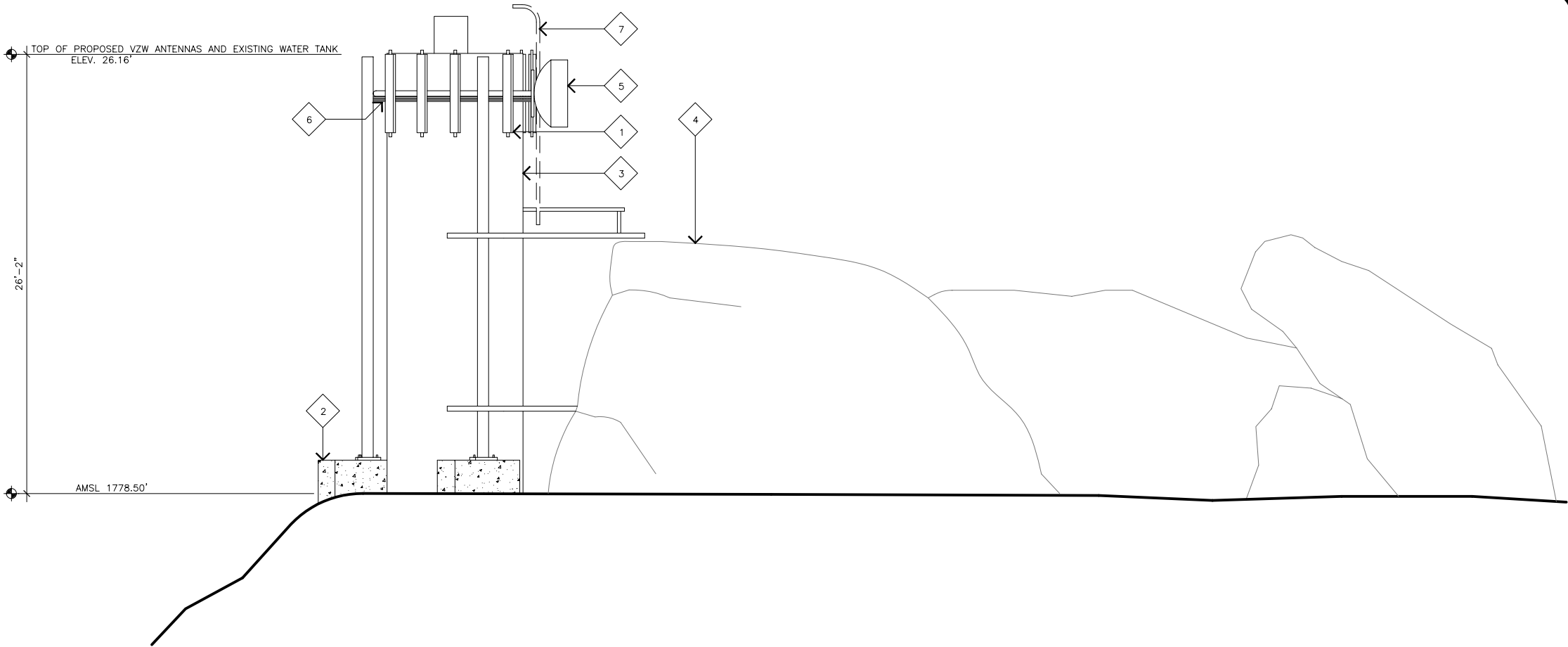
1/2"=1'-0"



**1**

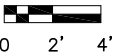
SOUTHWEST ELEVATIONS KEYNOTES

- 1
- PROPOSED PIPE MOUNTED VZW ANTENNAS (3 PER SECTOR, 9 TOTAL) AROUND EXISTING FIBERGLASS WATER TANK WITH (3) STEEL VERTICAL POSTS ATTACHED TO PROPOSED ABOVE GROUND CONCRETE FOUNDATION.
- 2
- PROPOSED ABOVE GROUND CONCRETE FOUNDATION, TYP.
- 3
- EXISTING FIBERGLASS WATER TANK.
- 4
- EXISTING BOULDERS.
- 5
- PROPOSED VZW 4'-0"Ø MICROWAVE ANTENNA.
- 6
- PROPOSED PIPE MOUNTED COAX CABLE.
- 7
- EXISTING LADDER TO BE REMOVED.



SOUTHWEST ELEVATION

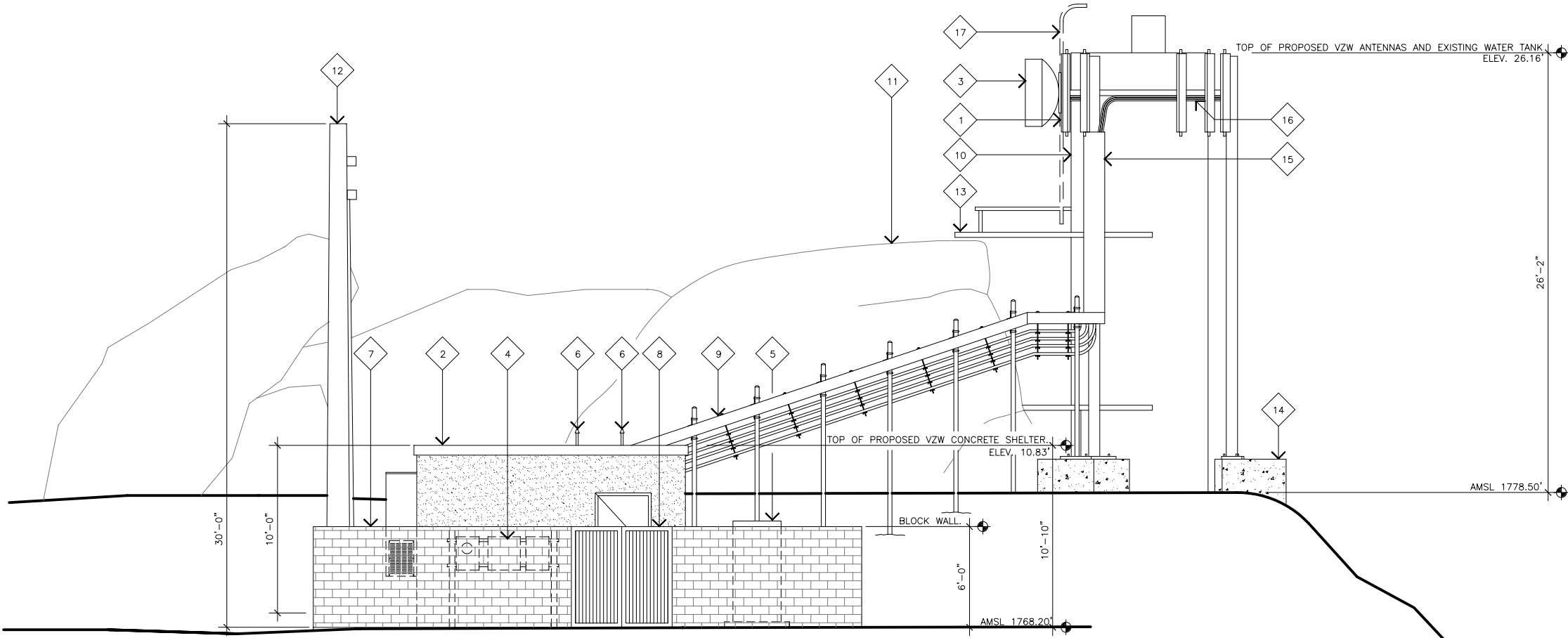
SCALE:  
1/4"=1'



1

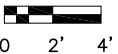
NORTHEAST ELEVATIONS KEYNOTES

- 1
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- 3
- PROPOSED VZW 4'-0"Ø MICROWAVE ANTENNA.
- 4
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- 5
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- 6
- PROPOSED VZW (2) GPS ANTENNAS.
- 7
- PROPOSED VZW 6'-0" BLOCK WALL.
- 8
- PROPOSED VZW PAIR OF 3'-0" WIDE SOLID METAL ACCESS GATES.
- 9
- PROPOSED VZW CABLE BRIDGE.
- 10
- EXISTING FIBERGLASS WATER TANK.
- 11
- EXISTING BOULDERS.
- 12
- PROPOSED UTILITY POLE.
- 13
- EXISTING WATER TANK ATTACHMENT TO EXISTING BOULDER.
- 14
- PROPOSED ABOVE GROUND CONCRETE FOUNDATION, TYP.
- 15
- PROPOSED PIPE MOUNTED CABLE TRAY.
- 16
- PROPOSED PIPE MOUNTED COAX CABLE.
- 17
- EXISTING LADDER TO BE REMOVED.



NORTHEAST ELEVATION

SCALE:  
1/4"=1'



2

JRA

Jeffrey Rome & Associates, Inc.

Architecture & Telecommunications  
3 San Joaquin Plaza, Suite 155  
Newport Beach, California 92660  
Phone: (949) 760-3929  
Fax: (949) 760-3931

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APPROVALS

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SHEET TITLE  
NORTH & SOUTH  
ELEVATIONS

A-2

EAST ELEVATIONS KEYNOTES

- 1

PROPOSED PIPE MOUNTED VZW ANTENNAS (3 PER SECTOR, 9 TOTAL) AROUND EXISTING FIBERGLASS WATER TANK WITH (3) STEEL VERTICAL POSTS ATTACHED TO PROPOSED ABOVE GROUND CONCRETE FOUNDATION.
- 2

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- 3

PROPOSED VZW 4'-0"Ø MICROWAVE ANTENNA.
- 4

PROPOSED VZW POWER & TELCO PANELS.
- 5

PROPOSED VZW (2) GPS ANTENNAS.
- 6

PROPOSED VZW 6'-0" BLOCK WALL.
- 7

EXISTING FIBERGLASS WATER TANK.
- 8

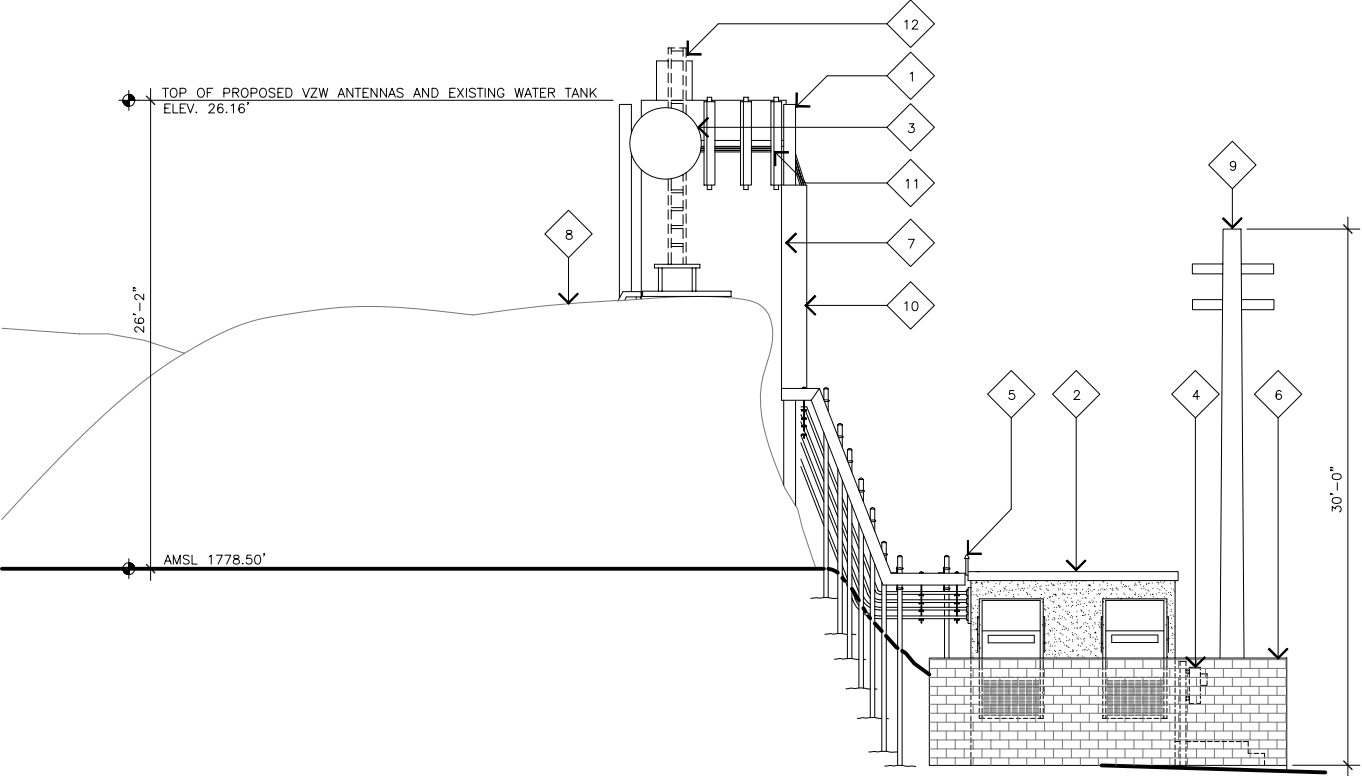
EXISTING BOULDERS.
- 9

PROPOSED UTILITY POLE.
- 10

PROPOSED VZW PIPE MOUNTED CABLE TRAY.
- 11

PROPOSED VZW PIPE MOUNTED COAX CABLE.
- 12

EXISTING LADDER TO BE REMOVED.



EAST ELEVATION

SCALE:  
3/16"=1'

0 3' 6'

2

WEST ELEVATIONS KEYNOTES

- 1

PROPOSED PIPE MOUNTED VZW ANTENNAS (3 PER SECTOR, 9 TOTAL) AROUND EXISTING FIBERGLASS WATER TANK WITH (3) STEEL VERTICAL POSTS ATTACHED TO PROPOSED ABOVE GROUND CONCRETE FOUNDATION.
- 2

PROPOSED VZW (11'-6"x16'-0") CONCRETE SHELTER WITH WALL MOUNTED A/C UNITS. MANUFACTURER FOR A/C UNITS MARVIAR. MODEL MARVAIR COMPACT II, 5 TON, AVP60ACA0CC.
- 3

PROPOSED VZW POWER & TELCO PANELS.
- 4

PROPOSED VZW EMERGENCY GENERATOR (30KW). MANUFACTURER GENERAC. MODEL NUMBER 4811-4.
- 5

PROPOSED VZW (2) GPS ANTENNAS.
- 6

PROPOSED VZW 6'-0" BLOCK WALL.
- 7

EXISTING FIBERGLASS WATER TANK.
- 8

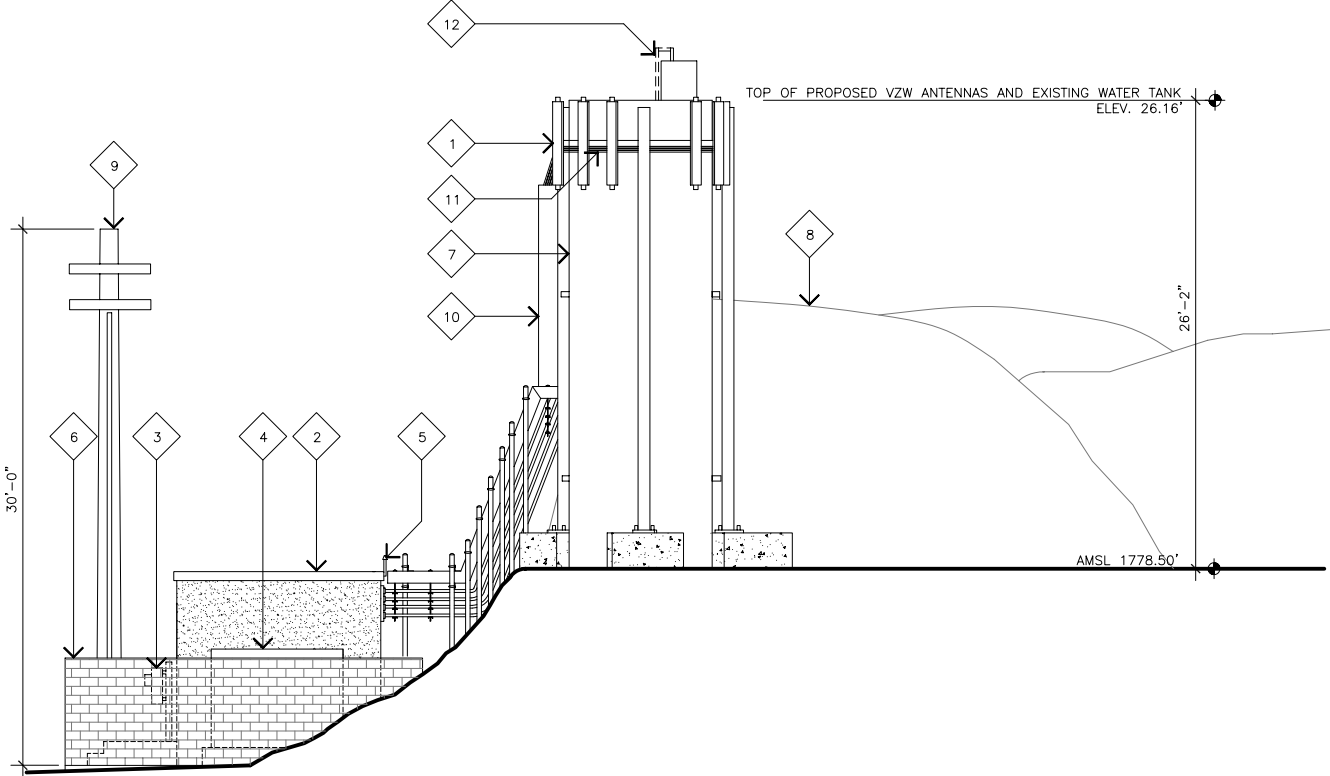
EXISTING BOULDERS.
- 9

PROPOSED UTILITY POLE.
- 10

PROPOSED VZW PIPE MOUNTED CABLE TRAY.
- 11

PROPOSED VZW PIPE MOUNTED COAX CABLE.
- 12

EXISTING LADDER TO BE REMOVED.



WEST ELEVATION

SCALE:  
3/16"=1'

0 3' 6'

1

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PROPRIETARY INFORMATION

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PREPARED FOR



15505 SAND CANYON AVENUE  
IRVINE, CALIFORNIA 92618

APPROVALS

R.F.

ZONING

CONSTRUCTION

SITE ACQUISITION

OWNER APPROVAL

PROJECT NAME

94 ENGINEER SPRINGS

(HIGHWAY 94)  
0000 MADRE GRANDE ROAD  
DULZURA, CALIFORNIA 91917  
SAN DIEGO COUNTY

DRAWING DATES

08/11/06 PRELIM ZD REVIEW (P1)  
10/02/06 ADDRESS CHANGE (P2)  
10/24/06 ADDED FINAL SURVEY (P3)  
05/17/07 REVISED EQUIP. LOCATION (P4)  
06/06/07 REVISED ANTENNAS (P5)  
06/08/07 GPS & MW ANTENNA (P6)  
06/21/07 MINOR CHANGES (P7)  
09/13/07 LEASE AREA CLARIFICATION (P8)  
09/25/07 CLIENT COMMENTS (P9)  
01/02/08 ADDED UTIL. POLE HEIGHT (P10)

SHEET TITLE

EAST & WEST  
ELEVATIONS

A-3

A.P.N. 649-070-12

A.P.N. 649-070-11

A.P.N. 649-070-04

COORDINATES:

LATITUDE 32°37'34.11" N  
LONGITUDE 116°45'23.89" W

NAD 1983 GEODETIC COORDINATES WERE ESTABLISHED USING  
SURVEY GRADE "ASHTech" G.P.S. RECEIVERS AND ASHTech  
SURVEY GRADE PRECISION SOFTWARE FOR POST-PROCESSING.

BASIS OF BEARINGS:

ESTABLISHED BY G.P.S. OBSERVATIONS AND PROCESSED TO  
CALIFORNIA ZONE 6, NORTH AMERICAN DATUM OF 1983.

TITLE REPORT IDENTIFICATION:

LANDAMERICA LAWYERS TITLE REPORT PRELIMINARY TITLE REPORT;  
ORDER NO. 07126904-19, DATED AS OF AUGUST 7, 2006.

EASEMENT NOTES:

EASEMENT(S) PLOTTED HEREON PER LANDAMERICA LAWYERS TITLE  
REPORT PRELIMINARY TITLE REPORT; ORDER NO. 07126904-19, DATED  
AS OF AUGUST 7, 2006.

② AN EASEMENT TO REMOVE BRUSH AND KEEP SAME REMOVED;  
RECORDED FEBRUARY 7, 1941 IN BOOK 1136, PAGE 152 OF OFFICIAL  
RECORDS.

③ AN EASEMENT FOR ROAD PURPOSES 40.00 FEET IN WIDTH;  
RECORDED MAY 20, 1977 AS INSTRUMENT NO. 77-195167 OF OFFICIAL  
RECORDS.

④ AN EASEMENT FOR ROAD PURPOSES; RECORDED JUNE 25, 1981 AS  
INSTRUMENT NO. 81-198341 OF OFFICIAL RECORDS.

⑤ AN EASEMENT FOR ROAD PURPOSES; RECORDED OCTOBER 28, 1991  
AS INSTRUMENT NO. 1991-0554336 OF OFFICIAL RECORDS.

○ DENOTES ITEM PLOTTED HEREON

ASSESSOR'S IDENTIFICATION:

SAN DIEGO COUNTY A.P.N. 649-141-02

AREA:

40.00 ACRES PER SAN DIEGO COUNTY ASSESSOR

BENCH MARK:

U.S.G.S. BENCH MARK "BM 194"

UNITED STATES GEOLOGICAL SURVEY BENCH MARK "194" AS  
SHOWN ON THE "DULZURA" 7.5 MINUTE QUADRANGLE MAP.

ELEVATION: 196.5 FEET A.M.S.L. (NAVD88)

LEGAL DESCRIPTION:

THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION  
10, TOWNSHIP 18 SOUTH, RANGE 2 EAST, SAN BERNARDINO  
MERIDIAN, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA,  
ACCORDING TO UNITED STATES GOVERNMENT SURVEY, APPROVED MAY  
20, 1881.

DATE OF SURVEY:

AUGUST 23, 2006

SCALE: 1" = 100'

SEE SHEET C-2 FOR SITE DETAILS

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PREPARED BY

**BERT HAZE**

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714 557-1567 OFFICE  
714 557-1568 FAX

JN. 622.011

**verizon**wireless

15505 SAND CANYON AVE.  
BUILDING 'D' 1st FLOOR  
IRVINE, CA. 92618  
PHONE (949) 286-7000

APPROVALS

R.F.

ZONING

CONSTRUCTION

SITE ACQUISITION

OWNER APPROVAL

PROJECT NAME

94 ENG SPRING

PROJECT NUMBER

N/A

18372 MOTHER GRUNDY  
DULZURA, CA 91917

SAN BERNARDINO COUNTY

DRAWING DATES

8/29/06

ISSUED FOR REVIEW (CP)

10/23/06

ADDED TITLE INFO. (BH)

3/30/07

ADDITIONAL TOPO (DVP)

SHEET TITLE

TOPOGRAPHIC SURVEY

C-1

LAST PLOTTED: 12/1/04, JRA-04470

N.E. 1/4 OF N.E. 1/4  
SEC. 10, T.18S., R.2E., S.B.M.

A.P.N. 649-141-02

PARCEL MAP NO. 9776  
PAGE 9776 OF PARCEL MAPS

PARCEL 4

A.P.N. 649-141-06

LEGEND:

DRD DIRT ROAD  
EOD EDGE OF DIRT  
EP EDGE OF PAVEMENT  
ERK EDGE OF ROCK  
FD FOUND  
GP GATE POST  
IP IRON PIPE  
NG NATURAL GROUND  
RK ROCK  
RKA ROCK AREA  
TNK WATER TANK  
TOE TOE OF SLOPE  
TOP TOP OF SLOPE  
TP TOP  
UP UTILITY POLE

CL CENTERLINE  
● FOUND MONUMENT

SEE SHEET C-2  
FOR DETAIL

PARCEL MAP  
NO. 6235  
PAGE 6235 OF  
PARCEL MAPS

PARCEL 1

A.P.N. 649-151-05

A.P.N. 649-140-12

A.P.N. 649-140-03

A.P.N. 649-140-04

PARCEL 4

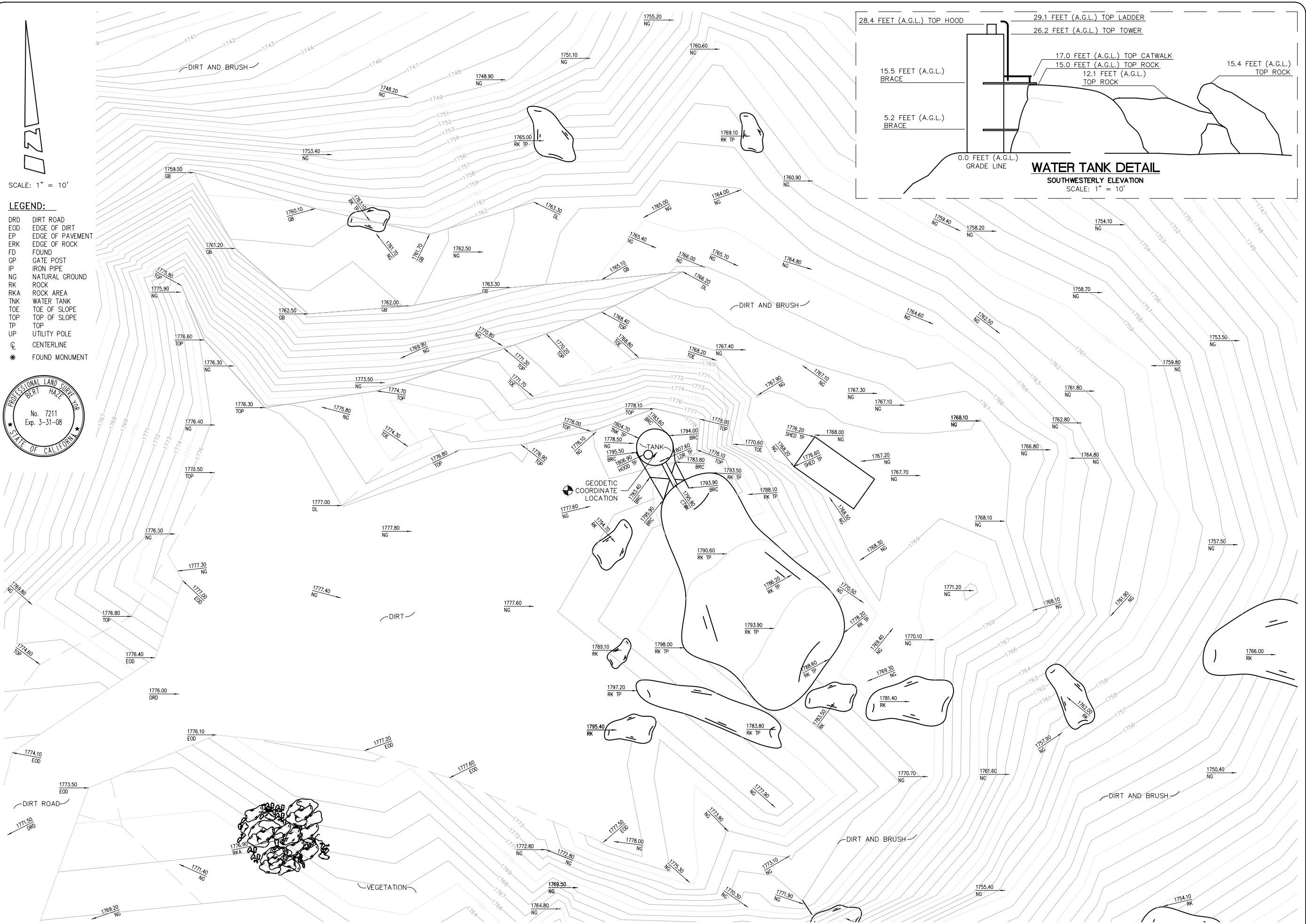
A.P.N. 649-151-08

RECORD OF SURVEY  
NO. 9534

APPROXIMATE CL  
ONLY

HIGHWAY 94





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**TOPOGRAPHIC SURVEY**

**C-2**

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